

# **Brownfields Assessment Demonstration Pilot**

## ***Boston, MA***

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

**EPA's** Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

## **BACKGROUND**

EPA selected the City of Boston for a Brownfields Pilot. The city's Brownfields Partnership Task Force is providing funding to the Brownfields Economic Redevelopment Initiative (BERI). This initiative has focused on the Dudley Street Neighborhood (DSN) located in the heart of the Roxbury and North Dorchester areas of Boston. The DSN is the principal business center for Boston's African-American community, yet it suffers from greater unemployment (30 percent) than other Boston neighborhoods. The DSN also bears a disproportionate number of Massachusetts' contaminated sites—with 4 percent of the state's population, the DSN contains nine percent of the state's listed contaminated sites. Thirteen hundred vacant lots, many of which are contaminated with lead paint waste, extend over the 1.5 square miles of the DSN area.

## **OBJECTIVES**

The City of Boston is addressing brownfields as part of a multi-dimensional strategy to revitalize the Dudley Street Neighborhood. Various neighborhood groups and agencies are working together as members of BERI to direct economic growth to redevelop brownfields. These groups include: the City of Boston;

## **PILOT SNAPSHOT**



*Boston, Massachusetts*

**Date of Announcement:**  
September 1995

**Amount:** \$200,000

**Profile:** The Pilot targets the Dudley Street Neighborhood, which contains approximately 1,300 vacant lots, many of which are contaminated.

### **Contacts:**

Boston Brownfields Coordinator  
Boston City Hall  
(617) 918-4307

U.S. EPA - Region 1  
(617) 918-1210

Visit the EPA Region 1 Brownfields web site at:  
<http://www.epa.gov/region01/remed/brnflid/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

the Boston Redevelopment Authority; EPA Region 1; the Dudley Street Neighborhood Initiative; el Nuestra Comunidad Development Corporation; the Alternative for Community & Environment, Inc.; the Environmental Diversity Forum; the Commonwealth of Massachusetts' Office of the Attorney General, the Department of Environmental Protection, the Department of Capital Planning and Operations; and the University of Massachusetts.

## ACCOMPLISHMENTS AND ACTIVITIES

*The Pilot has:*

- Developed a brownfields map of an approximately 1.5-square-mile area encompassing the Dudley Street Neighborhood Initiative core, parts of Dudley Square, and North Dorchester, (this map was designed to aid the Pilot in identifying potential brownfields);
- Identified approximately 1,300 vacant lots within the DSN, and identified and researched more than 80 sites as part of the site-selection process;
- Targeted seven sites for the project: Freedom Electronics, Modern Electroplating, Clifton Street Bakery, Hampden Street, and Simon's Lot, Parcel P-3, and Crosstown Center;
- Conducted historical reviews, site visits, and other investigations for eight sites in the target area;
- Collected and stored information for the five targeted sites in a geographic information system (GIS), including economic assets, contamination levels, zoning, and nearby transportation systems such as the subway, bus terminals, thoroughfares, and commuter rail lines;
- Conducted community outreach meetings to obtain feedback regarding redevelopment at the targeted sites; and
- Created an outreach package about the targeted area to encourage participation from stakeholders. The package includes information on government grants and loans, relevant legislation, initiatives by the city, and a list of brownfields site attributes.

*The Pilot is:*

- Initiating site assessment activities at the Parcel P-3 and Crosstown Center sites;
- Developing a community outreach program regarding Pilot activities;
- Investigating ways to secure assessment and cleanup funding and promote environmental compliance assurance for the targeted sites; and
- Developing a strategy for redeveloping brownfields that builds on previous brownfields redevelopment efforts and institutionalizes brownfields activities.

## LEVERAGING OTHER ACTIVITIES

Experience with the Boston Pilot has been a catalyst for related activities, including the following:

- The city has embarked on several capital improvements in the DSN and has secured federal Enterprise Community (EC) funds to assist in the economic revitalization of Roxbury and other areas. The city plans to encourage development of jobs and the economy within the DSN by addressing cleanup of the area's brownfields.
- Phase I and Phase II assessments, funded by the Department of Neighborhood Development, were conducted on the Freedom Electronics property.
- The designation of the Freedom Electronics property as an Overall Economic Development Project by the Metropolitan Area Planning Council has allowed the city to apply for and receive a \$750,000 grant from the Economic Development Administration to use toward cleanup, demolition, construction, land filling, or other development activities on the property.
- EPA funded a Phase I and partial Phase II assessment at the Modern Electroplating site through the Targeted Brownfields Assessment program.
- In 1999, the Department of Housing and Urban Development awarded Boston \$6.8 million in Brownfields Economic Development Initiative funding to redevelop the Modern Electroplating site

(\$1.75 million in grant funding and \$5.05 million in HUD loan guarantees). The City of Boston and the Boston Redevelopment Authority will use these funds to turn the site into a commercial development and parking facility. Businesses and other local, state, and federal government agencies are expected to invest more than \$8.72 million in additional funds. The total project is expected to create an estimated 1,200 jobs.

- STRIVE-Boston Employment Service, Inc., was awarded an additional \$200,000 as one of EPA's Brownfields Job Training and Development Demonstration Pilots.
- Boston was awarded a \$500,000 grant under EPA's Brownfields Cleanup Revolving Loan Fund Pilot program.
- The Pilot program provided information to the State Brownfields Committee, which drafted brownfields legislation for the city.